



Zoning Board of Appeals Agenda
Tuesday, November 18, 2014
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
815-987-5585

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

ZBA 034-14

Applicant
Ward 10

5410 and 5456 East State Street

Dale Nelson / Drinc, Inc.

Special Use Permit for a restaurant, bar and grill and nightclub in a C-3, General Commercial Zoning District

Laid Over from August and September meetings

ZBA 044-14

Applicant
Ward 11

383 18th Avenue

Rust-oleum Corporation / Scott Anderson

Variation to decrease the required front yard setback for a parking lot from ten (10) feet to zero (0) feet along 18th Avenue

Variation to reduce the required ten (10) feet wide frontage landscaping to zero (0) feet along 18th Avenue in an I-2, General Industrial Zoning District

ZBA 046-14

Applicant
Ward 14

6449 East State Street

Dolan Realty for Verizon Wireless

Special Use Permit for a 10' tower extension on the existing 70' ATC tower for an overall height of 80' in a C-2, Limited Commercial Zoning District

ZBA 047-14

Applicant
Ward 01

4XX North Mulford Road; 6102, 6122 Mulford Village; 175 Executive Parkway

Machesney Investments, L.L.C.

(A) **Special Use Permit** for an off-premise business identification sign

(B) **Variation** to increase maximum sign height from 8' to 30'

(C) **Variation** to increase maximum sign square footage from 64 square feet to 390 square feet in a C-2, Limited Commercial Zoning District

ZBA 048-14

Applicant
Ward 01

6122 Mulford Village Drive

Dyn Capron Holdings, L.L.C

Special Use Permit for a Planned Unit Development consisting of two (2) buildings – one for a fast food restaurant with a drive-thru, and one for commercial retail that includes an off-premise monument style free-standing business identification sign, and site, off-street parking, and landscaping plans with deviations from the regulations in a C-2, Limited Commercial Zoning District